

**SUMMARY OF LEASE TERMS**

LANDLORD: [REDACTED] LLC

TENANT: [REDACTED] AMERICA INC.

BUILDING: 61 [REDACTED] 11<sup>TH</sup> STREET, BROOKLYN, NEW YORK

PREMISES: A portion of the Building as set forth in Section 1

TERM: Ten (10) years

FIXED RENT:

Lease Year	Annual Fixed Rent	Monthly Fixed Rent	Annual Fixed Rent Escalation
1	\$850,000.00	\$70,833.33	n/a
2	\$867,000.00	\$72,250.00	2%
3	\$884,340.00	\$73,695.00	2%
4	\$902,026.80	\$75,168.90	2%
5	\$920,067.34	\$76,672.28	2%
6	\$938,468.68	\$78,205.72	2%
7	\$957,238.06	\$79,769.84	2%
8	\$976,382.82	\$81,365.23	2%
9	\$995,910.47	\$82,992.54	2%
10	\$1,015,828.68	\$84,652.39	2%

This summary is for reference purposes only and should not be relied upon as a complete and accurate statement of the terms of this Lease.